\$654,900 - 31 Cranwell Lane Se, Calgary

MLS® #A2224919

\$654,900

3 Bedroom, 3.00 Bathroom, 1,859 sqft Residential on 0.09 Acres

Cranston, Calgary, Alberta

Your peaceful haven in the city is here, set on a whisper quiet street and steps to parks and pathways in beautiful Cranston. Quintessential style showcases a tidily landscaped front yard as you walk up to the front porch. Inside, soaring ceilings in the entryway flood the space with natural light, highlighting unique architectural elements and a beautifully open floorplan. A bright living room enjoys backyard views, and luxury vinyl plank floors throughout the main floor are a chic selection that complement your decor. The kitchen centres around an eat-up island with an upgraded sink and dishwasher. A full pantry is perfect for stocking up on snacks, and the adjacent dining area is ready for family meals in the sunshine. Sliding glass doors to the deck allow your gatherings to flow into your outdoor living area easily. The entryway from the double attached garage includes a laundry area and a powder room to complete the level. Upstairs, a bonus room at the front of the home is the epitome of cozy, with a gas fireplace that begs you to curl up for movie night. The primary suite is serene and spacious, set at the quiet back of the home where you are sure to get an amazing sleep. The ensuite is expansive, with an extended vanity, stand-up shower and separate soaker tub, and a walk-in closet. There are two more bedrooms on this storey, along with a well-appointed main bathroom. The unfinished basement is sure to inspire, with large windows and room for all your development ideas. Outside, the deck has







plenty of room for grilling, lounging, and dining. Sunlight from the south dapples the lawn through mature trees, creating a wonderful sense of privacy. This area of Cranston is coveted for its quiet, yet convenient, location. In just a half-block, you can access area pathways around the pond, or a short walk takes you to the extensive Bow River Pathway along the river. Schools are also in easy walking distance, and the shopping plaza down the street offers groceries and an array of convenient amenities. The resident's association is also nearby, with year-round activities and events, and just across the way in Seton you'II find a plethora of shopping and dining options as well as the South Health Campus. Deerfoot and Stoney Trails are easily accessible, providing quick access to the rest of Calgary, and this community is also known for the ease of getting out of the city for road trips and mountain adventures. Call today.

Built in 2007

Essential Information

MLS® # A2224919 Price \$654,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,859

Acres 0.09

Year Built 2007

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 31 Cranwell Lane Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 0B9

Amenities

Amenities Playground, Racquet Courts

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island

Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 3rd, 2025

Days on Market 13
Zoning R-G
HOA Fees 190
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

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